

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY**FEES:**

Number of Sites : (2)

D.R.E.R.----- \$1,872.00

Plus \$10.90 per site in excess of 6 sites----- \$0.00

D.R.E.R. enviromental----- \$210.00

PRINT \$2,082.00

FOR OFFICIAL USE ONLY:Agenda Date: 8-29-14Tentative No.: T- 23527-1-NEWReceived Date: 8-15-14

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92

*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>**\$2,206.92**

<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 28 Twp.: 53 S. Rge.: 40 E. / Sec.: 23 Twp.: 53 S. Rge.: 40 E.1. Name of Proposed Subdivision: SFLC NORTH2. Owner's Name: SFLC Building 2 LLC Phone: 305-620-2109Address: 2855 S. LeJeune Rd, 4th Floor City: Coral Gables State: FL Zip Code: 33134Owner's Email Address: frank.schaffarczyj@feci.com3. Surveyor's Name: Pulice Lans Surveyors, Inc.Phone: 954-672-1777Address: 5381 Nob Hill Rd City: Sunrise State: FL Zip Code: 33351Surveyor's Email Address: jane@pulicelandsurveyors.com4. Folio No(s): 3030260000060302023001 03731 302023 001037415. Legal Description of Parent Tract: See Attached6. Street boundaries: NW 38th Street Extension between NW 69th Ave and NW 67 Ave

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (_____ Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (784,000 Square .Ft.),
 Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner: By ~~XXXX~~ Kalleen Cobb(Print name & Title here): Kalleen Cobb, Vice President

BEFORE ME, personally appeared Kalleen Cobb August this 12 day of 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known _____ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of August 2014 A.D.Signature of Notary Public: Maria Bello(Print, Type name here: Maria Bello)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

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APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTYSec.: 26 Twp.: 53 S. Rge.: 40 E. / Sec.: 23 Twp.: 53 S. Rge.: 40 E.1. Name of Proposed Subdivision: SFLC NORTH2. Owner's Name: FDG HALEAH, LLCPhone: 305-620-2109Address: 2855 S. LeJeune Rd, 4th FloorCity: Coral GablesState: FLZip Code: 33134Owner's Email Address: frank.schaffarczyk@feci.com3. Surveyor's Name: Pulice Lans Surveyors, Inc.Phone: 954-572-1777Address: 5381 Nob Hill RdCity: SunriseState: FLZip Code: 33361Surveyor's Email Address: jane@pulicelandsurveyors.com4. Folio No(s): 30302600000601, 3020230010371, 30202300103755. Legal Description of Parent Tract: See Attached6. Street boundaries: NW 36th Street Extension between NW 69th Ave and NW 67 Ave

7. Present Zoning: _____ Zoning Hearing No.: _____

8. Proposed use of Property:

Single Family Res. (_____ Units), Duplex (_____ Units), Apartments (_____ Units), Industrial/Warehouse (785,000 Square .Ft.),

Business (_____ Sq. Ft.), Office (_____ Sq. Ft.), Restaurant (_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

Signature of Owner:

(Print name & Title here)

BEFORE ME, personally appeared

Kolleen Cobbthis 12th

day of

August 2014

A.D. and (he/she)

acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known _____ or produce

as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this

12th

day of

August2014

A.D.

Signature of Notary Public:

(Print, Type name here)

Maria BelloMARIA BELLO

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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8. Proposed use of Property:

Single Family Res. (____ Units), Duplex (____ Units), Apartments (____ Units), Industrial/Warehouse (____ 785,000 Square Ft.),

Business (____ Sq. Ft.), Office (____ Sq. Ft.), Restaurant (____ Sq. Ft. & No. Seats ____), Other (____ Sq. Ft. & No. of Units ____)

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STATE OF FLORIDA)

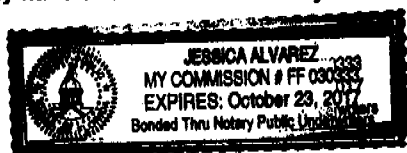
SS:

Signature of Owner: By: SFLC Building 1 LLC

COUNTY OF MIAMI-DADE)

(Print name & Title here): Kolleen Cobb, VPBEFORE ME, personally appeared Kolleen Cobb this 12 day of August, 2014 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ____ or produce as identification and who did (not) take an oath.WITNESS my hand and seal in the County and State last aforesaid this 12 day of August 2014 A.D.Signature of Notary Public: Jessica Alvarez

(Print, Type name here: _____)



(NOTARY SEAL)

(Commission Expires)

(Commission Number)

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TENTATIVE PLAT T-23527-3-COR.
SFLC NORTH
SEC. 26, TWP. 53 S, RGE. 40 E
ZONING: IU-2 MIAMI-DADE COUNTY

NOTES:

- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK #M-49; ELEVATION: 6.78 FEET.
 - FLOOD ZONE: X & AE; BASE FLOOD ELEVATION: NONE & 7 FEET; PANEL: 120635 0291L & 0283L; MAP DATE: 9/11/09.
 - THIS SITE LIES IN SECTIONS 23 & 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE EAST LINE OF SECTION 23-53-40 BEING N01°23'24"W.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: FLAGLER GLOBAL LOGISTICS.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - DADE COUNTY FLOOD CRITERIA: 6.5 FEET PER PLAT BOOK 120, PAGE 13, SHEET 2 OF 5.
 - PARCEL TO BE SERVED BY MIAMI-DADE WATER AND SEWER DEPARTMENT.
 - ZONING: IU-2 - INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING.
 - AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL RESERVATIONS DEDICATED BY THE UNDERLYING PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, PLAT BOOK 2, PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING WITHIN THIS SITE.
 - THE ACCURACY OBTAINED BY FIELD MEASUREMENT METHODS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENT FOR COMMERCIAL/HIGH RISK AREA (LINEAR: 1 FOOT IN 10,000 FEET) AS DEFINED IN RULE 5J-17.051, FLORIDA ADMINISTRATIVE CODE.
 - THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS SIXTY FEET OR SMALLER.
 - THE BOUNDARY SURVEY WAS PREPARED USING THE UNDERLYING PLAT, THE METROPOLITAN DADE COUNTY PUBLIC WORKS DEPARTMENT TOWNSHIP MAP FOR TOWNSHIP 53S, RANGE 40E, AND THE SITE PLAN AS SOURCES OF DATA.
 - THIS SITE CONTAINS FOLIO NUMBERS 30-3023-001-0371, 30-3023-001-0372, 30-3023-001-0373, 30-3023-001-0374, 30-3023-001-0375, 30-3028-000-0060.
 - NUMBER OF PROPOSED TRACTS: 1.
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF OPINION OF TITLE, PREPARED BY BILZIN SUMBERG BAENA PRICE & AXELROD LLP, DATED THROUGH MARCH 3, 2015.
- THE FOLLOWING ITEMS ARE SPECIAL EXCEPTIONS LISTED IN SAID OPINION OF TITLE:
- ITEM (a): STANDARD EXCEPTION, NOT ADDRESSED.
- ITEM (b): PROVISIONS IN PLAT BOOK 2, PAGE 17 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (c): RESERVATIONS IN DEED No. 16198 IN DEED BOOK 46, PAGE 240, AS AFFECTED BY RIGHTS IN RESERVATIONS T.I.L.F. #16198-A-338 IN O.R.B. 1482, PAGE 222, AFFECT THIS SITE AS DEPICTED HEREON AND AS FURTHER AFFECTED BY RIGHTS IN RESERVATIONS T.I.L.F. #16198 "A"-373 IN O.R.B. 1540, PAGE 381, WHICH DOES NOT AFFECT THIS SITE.
- ITEM (d): RESERVATIONS IN INTERNAL IMPROVEMENT FUND, STATE OF FLORIDA, DEED No. 16284 IN DEED BOOK 50, PAGE 407 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (e): RESERVATIONS IN DEED No. 16571 IN DEED BOOK 176, PAGE 339, AS AFFECTED BY DEED No. 16571-A-403, RIGHTS IN RESERVATIONS T.I.L.F. #16571-A-338 IN O.R.B. 1335, PAGE 99, AND AS FURTHER AFFECTED BY RIGHTS IN RESERVATIONS T.I.L.F. #16571-A-403, T.I.L.F. #16571-A 435 IN O.R.B. 1540, PAGE 383, AND AS FURTHER AFFECTED BY RIGHTS IN RESERVATIONS T.I.L.F. #16571 "A"-651 IN O.R.B. 2262, PAGE 303, AND AS FURTHER AFFECTED BY RIGHTS IN RESERVATIONS T.I.L.F. #16571 "A" -676 IN O.R.B. 2418, PAGE 433 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (f): ALL OF THE TERMS AND PROVISIONS IN LEASE IN O.R.B. 17178, PAGE 623 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (g): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT RUNNING WITH THE LAND IN O.R.B. 13816, PAGE 2774 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (h): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT RUNNING WITH THE LAND IN O.R.B. 13838, PAGE 2969 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (i): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT RUNNING WITH THE LAND IN O.R.B. 14134, PAGE 3141 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (j): THE TERMS, PROVISIONS AND CONDITIONS IN LICENSE AGREEMENT IN O.R.B. 15760, PAGE 1774 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (k): RESERVATIONS IN COUNTY DEED IN O.R.B. 15805, PAGE 2427 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (l): THE TERMS, PROVISIONS AND CONDITIONS IN AGREEMENT FOR SANITARY SEWAGE FACILITIES IN O.R.B. 18284, PAGE 108 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (m): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT IN O.R.B. 18284, PAGE 639 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (n): THE TERMS, PROVISIONS AND CONDITIONS IN DECLARATION OF RESTRICTIONS IN O.R.B. 19154, PAGE 2949 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (o): GRANT OF EASEMENT IN O.R.B. 26134, PAGE 3293, AS CORRECTED BY CORRECTIVE GRANT OF EASEMENTS IN O.R.B. 27120, PAGE 2296, AS AMENDED AND RESTATED BY FIRST AMENDED AND RESTATED GRANT OF EASEMENTS IN O.R.B. 29200, PAGE 952 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (p): THE TERMS, PROVISIONS AND CONDITIONS IN BILL OF SALE AND NON-EXCLUSIVE USE AGREEMENT IN O.R.B. 26134, PAGE 3323, AS AMENDED BY FIRST AMENDMENT TO BILL OF SALE AND NON-EXCLUSIVE USE AGREEMENT IN O.R.B. 27120, PAGE 2305 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (q): GRANT OF PASSENGER SERVICE EASEMENTS IN O.R.B. 26134, PAGE 3357, AS AMENDED AND RESTATED BY AMENDED AND RESTATED GRANT OF PASSENGER SERVICE EASEMENT IN O.R.B. 29200, PAGE 993, AS FURTHER AMENDED AND RESTATED BY SECOND AMENDED AND RESTATED GRANT OF PASSENGER SERVICE EASEMENT IN O.R.B. 29200, PAGE 1014 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (r): THE TERMS, PROVISIONS AND CONDITIONS IN MEMORANDUM OF OPTION AGREEMENT IN O.R.B. 26134, PAGE 3385, AS AMENDED AND RESTATED BY AMENDED AND RESTATED MEMORANDUM OF OPTION AGREEMENT IN O.R.B. 27569, PAGE 1671, AS FURTHER AMENDED AND RESTATED BY AMENDED AND RESTATED MEMORANDUM OF OPTION AGREEMENT IN O.R.B. 29200, PAGE 1032 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (s): EASEMENTS RESERVED BY QUITCLAIM DEED IN O.R.B. 26141, PAGE 2217, AS AMENDED BY AMENDMENT TO RESERVATION OF EASEMENT IN O.R.B. 27568, PAGE 3176 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (t): THE TERMS, PROVISIONS AND CONDITIONS IN APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE IN O.R.B. 28236, PAGE 2014 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (u): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT RUNNING WITH THE LAND IN O.R.B. 28263, PAGE 4844 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (v): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE IN O.R.B. 28284, PAGE 1540, AS AMENDED AND RESTATED BY AMENDED AND RESTATED COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE IN O.R.B. 29053, PAGE 1626 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (w): THE TERMS, PROVISIONS AND CONDITIONS IN EASEMENT AND OPERATING AGREEMENT IN O.R.B. 28284, PAGE 1550, AS AMENDED AND RESTATED BY AMENDED AND RESTATED EASEMENT AND OPERATING AGREEMENT IN O.R.B. 29053, PAGE 1814 AFFECT THIS SITE BUT HAS BEEN REVISED. REVISION TO BE RECORDED AND IS DEPICTED HEREON.
- ITEM (x): THE TERMS, PROVISIONS AND CONDITIONS IN NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT IN O.R.B. 28337, PAGE 349 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (y): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 28347, PAGE 1512 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (z): THE TERMS, PROVISIONS AND CONDITIONS IN AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 28367, PAGE 4118, AS AFFECTED BY ADDENDUM NUMBER ONE TO AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 28957, PAGE 3701, AS FURTHER AFFECTED BY PARTIAL ASSIGNMENT, ASSUMPTION AND ACCEPTANCE OF AGREEMENT RIGHTS IN O.R.B. 29234, PAGE 1869 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (aa): THE TERMS, PROVISIONS AND CONDITIONS IN COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE IN O.R.B. 28367, PAGE 4211 AFFECTED THIS SITE BUT HAS BEEN RELEASED AND IS NOT PLOTTABLE.
- ITEM (ab): EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS IN O.R.B. 28596, PAGE 4846 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (ac): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 28602, PAGE 1337 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (ad): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 28602, PAGE 1340 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (ae): GRANT OF EASEMENT BY INSTRUMENT IN O.R.B. 28766, PAGE 187 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (af): GRANT OF EASEMENT BY INSTRUMENT IN O.R.B. 28766, PAGE 212 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (ag): THE TERMS, PROVISIONS AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 28917, PAGE 2992 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (ah): THE TERMS, PROVISIONS AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 28917, PAGE 3039 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (ai): THE TERMS, PROVISIONS AND CONDITIONS IN LEASE AS EVIDENCED BY SUBORDINATION, NON DISTURBANCE, AND ATTORNMEN AGREEMENT IN O.R.B. 28977, PAGE 1383 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (aj): THE TERMS, PROVISIONS AND CONDITIONS IN LEASE AS EVIDENCED BY SUBORDINATION, NONDISTURBANCE, AND ATTORNMEN AGREEMENT IN O.R.B. 29001, PAGE 2939 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (ak): THE TERMS, PROVISIONS AND CONDITIONS IN AS EVIDENCED BY SUBORDINATION, NONDISTURBANCE, AND ATTORNMEN AGREEMENT IN O.R.B. 29075, PAGE 1163 AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM (al): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 29212, PAGE 64 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (am): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 29212, PAGE 163 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (an): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 29212, PAGE 571 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (ao): EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 29212, PAGE 758 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (ap): GRANT OF EASEMENT IN O.R.B. 29241, PAGE 3213 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM (aq): ALL OF THE TERMS AND PROVISIONS IN LEASE, A MEMORANDUM OF WHICH IS IN O.R.B. 29421, PAGE 4205 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM (ar): THE TERMS, PROVISIONS AND CONDITIONS IN MEMORANDUM OF OPTION AND GROUND LEASE IN O.R.B. 29410, PAGE 2483 AFFECT THIS SITE. THE LEASE PARCEL IS DEPICTED HEREON. THE EASEMENT EXHIBIT WAS NOT A PART OF THE DOCUMENT.
- ITEM (as): THE TERMS, PROVISIONS AND CONDITIONS IN EASEMENT AGREEMENT IN O.R.B. 29453, PAGE 3303 MAY AFFECT THIS SITE. DOCUMENT UNCLEAR AS TO LOCATION.
- ITEM (at): UCC FINANCING STATEMENT IN O.R.B. 28415, PAGE 3719, AS ASSIGNED BY UCC-3 FINANCING STATEMENT IN O.R.B. 29073, PAGE 730 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM (au): UCC FINANCING STATEMENT IN O.R.B. 29054, PAGE 3119 AS AFFECTED BY PARTIAL RELEASE AND SPREADER OF MORTGAGE IN O.R.B. 29443, PAGE 3313 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM (av): UCC FINANCING STATEMENT IN O.R.B. 29022, PAGE 2509 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT SFLC NORTH

A PORTION OF TRACTS 52, 53, 54, 55 AND 56 IN SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THE UNPLATTED EAST 1/2 OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SECTIONS 23 & 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA

FLAGLER GLOBAL LOGISTICS
2855 LE JEUNE ROAD, 4th FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305) 520-2110

LEGAL DESCRIPTION:

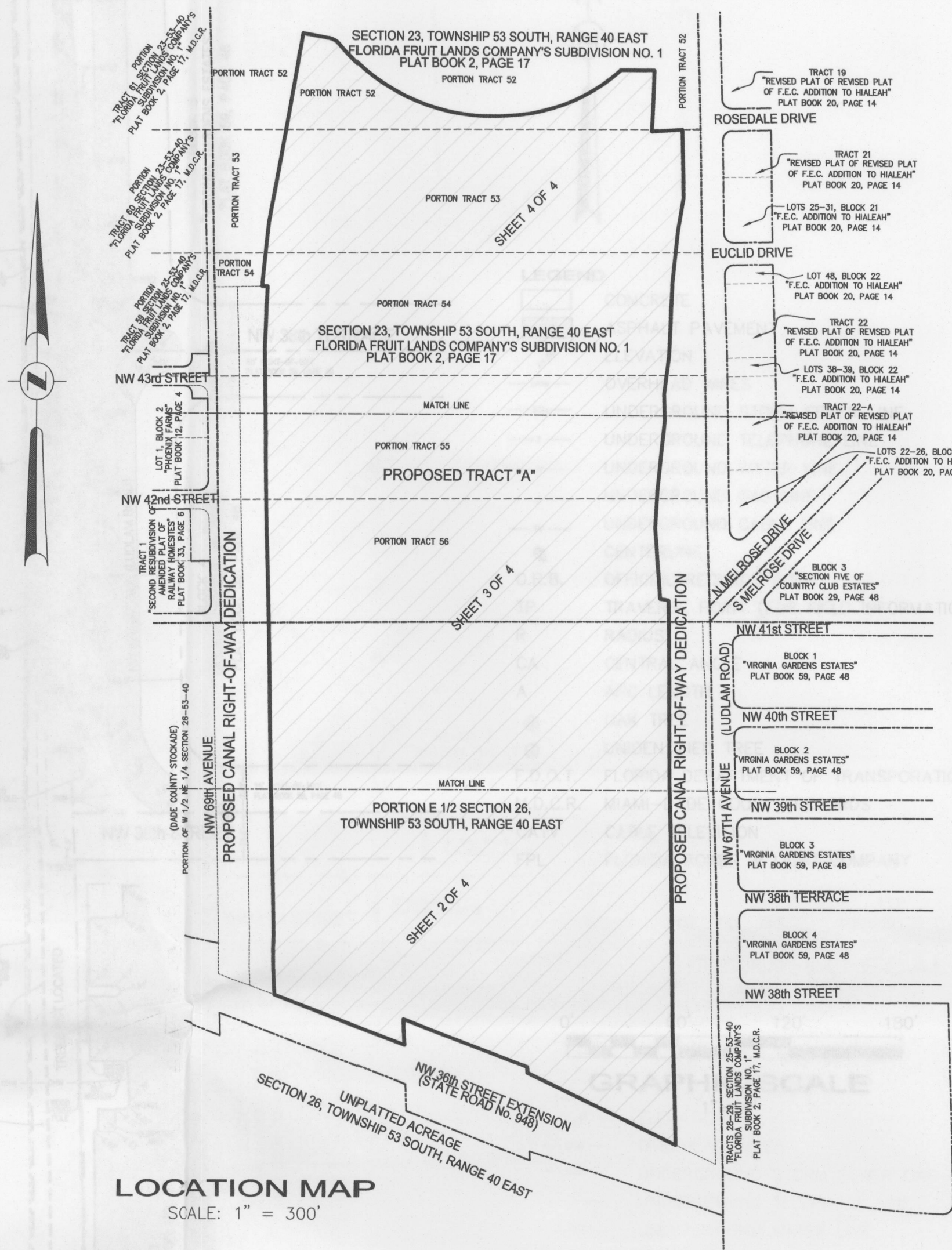
A PORTION OF TRACTS 52, 53, 54, 55 AND 56 IN SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THE UNPLATTED EAST 1/2 OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 01°23'24" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 67th AVENUE (LUDLAM ROAD) 1323.22 FEET; THENCE SOUTH 86°15'37" WEST 48.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°43'29" EAST 182.88 FEET; THENCE SOUTH 09°10'54" WEST 88.64 FEET; THENCE SOUTH 05°52'36" WEST 142.30 FEET; THENCE SOUTH 02°49'32" WEST 197.68 FEET; THENCE SOUTH 07°04'29" WEST 101.64 FEET; THENCE SOUTH 02°13'38" EAST 69.88 FEET; THENCE SOUTH 05°10'15" WEST 192.27 FEET; THENCE SOUTH 03°12'45" WEST 96.97 FEET; THENCE SOUTH 03°33'50" EAST 191.40 FEET; THENCE SOUTH 82°20'55" EAST 23.29 FEET; THENCE SOUTH 00°35'33" EAST 734.96 FEET; THENCE SOUTH 01°02'43" EAST 723.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 36th STREET EXTENSION (STATE ROAD No. 948) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87220-2506, SHEET 5 OF 10; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) NORTH 64°48'20" WEST 441.15 FEET; 2) NORTH 01°25'50" WEST 16.31 FEET; 3) NORTH 68°48'35" WEST 356.26 FEET; 4) SOUTH 01°11'05" EAST 70.29 FEET; 5) NORTH 68°48'35" WEST 374.17 FEET; THENCE NORTH 01°07'14" WEST 1,692.64 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,018.50 FEET, A CENTRAL ANGLE OF 04°03'38", FOR AN ARC DISTANCE OF 72.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°56'24" EAST 131.69 FEET; THENCE SOUTH 88°48'39" WEST 14.62 FEET; THENCE NORTH 05°58'25" EAST 173.55 FEET; THENCE NORTH 09°56'25" EAST 513.52 FEET; THENCE SOUTH 80°10'40" EAST 71.63 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 46.00 FEET, A CENTRAL ANGLE OF 40°35'19", FOR AN ARC DISTANCE OF 32.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 526.96 FEET, A CENTRAL ANGLE OF 55°39'43", FOR AN ARC DISTANCE OF 511.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 02°38'17" WEST; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 486.32 FEET, A CENTRAL ANGLE OF 39°27'50", FOR AN ARC DISTANCE OF 334.96 FEET; THENCE NORTH 86°15'21" EAST 90.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 88°31'10" WEST; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4,987.00 FEET, A CENTRAL ANGLE OF 1°53'16", FOR AN ARC DISTANCE OF 164.32 FEET; THENCE NORTH 86°15'37" EAST 82.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 2,791,231 SQUARE FEET (64,0778 ACRES), MORE OR LESS.

DEVELOPMENT INFORMATION		
	LAND USE	SQUARE FEET
TRACT "A"	INDUSTRIAL	1,100,000

CONTACT PERSON INFORMATION	
PULICE LAND SURVEYORS INC. - JANE STORMS	
TELEPHONE NUMBER: 954-572-1777	
FAX NUMBER: 954-572-1778	
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM	



LOCATION MAP
SCALE: 1" = 300'

CERTIFICATION:

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.

JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
DEBETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THROUGH 4, INCLUSIVE

NO.	REVISIONS	BY
5		
4	#58631-REVISE & UPDATE T-PLAT-5/11/15	J.S.
3	UCC FINANCING STATEMENT OF TITLE-5/25/14	J.S.
2	#57968-REVISE T-PLAT-8/7/14	J.S.
1	#57782-ORIGINAL SURVEY & T-PLAT-6/25/14	J.S.

SFLC NORTH
NW 36th STREET EXTENSION/NW 67th AVENUE
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

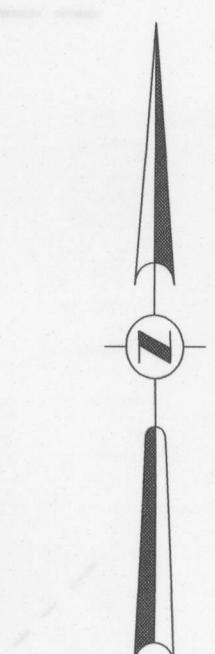
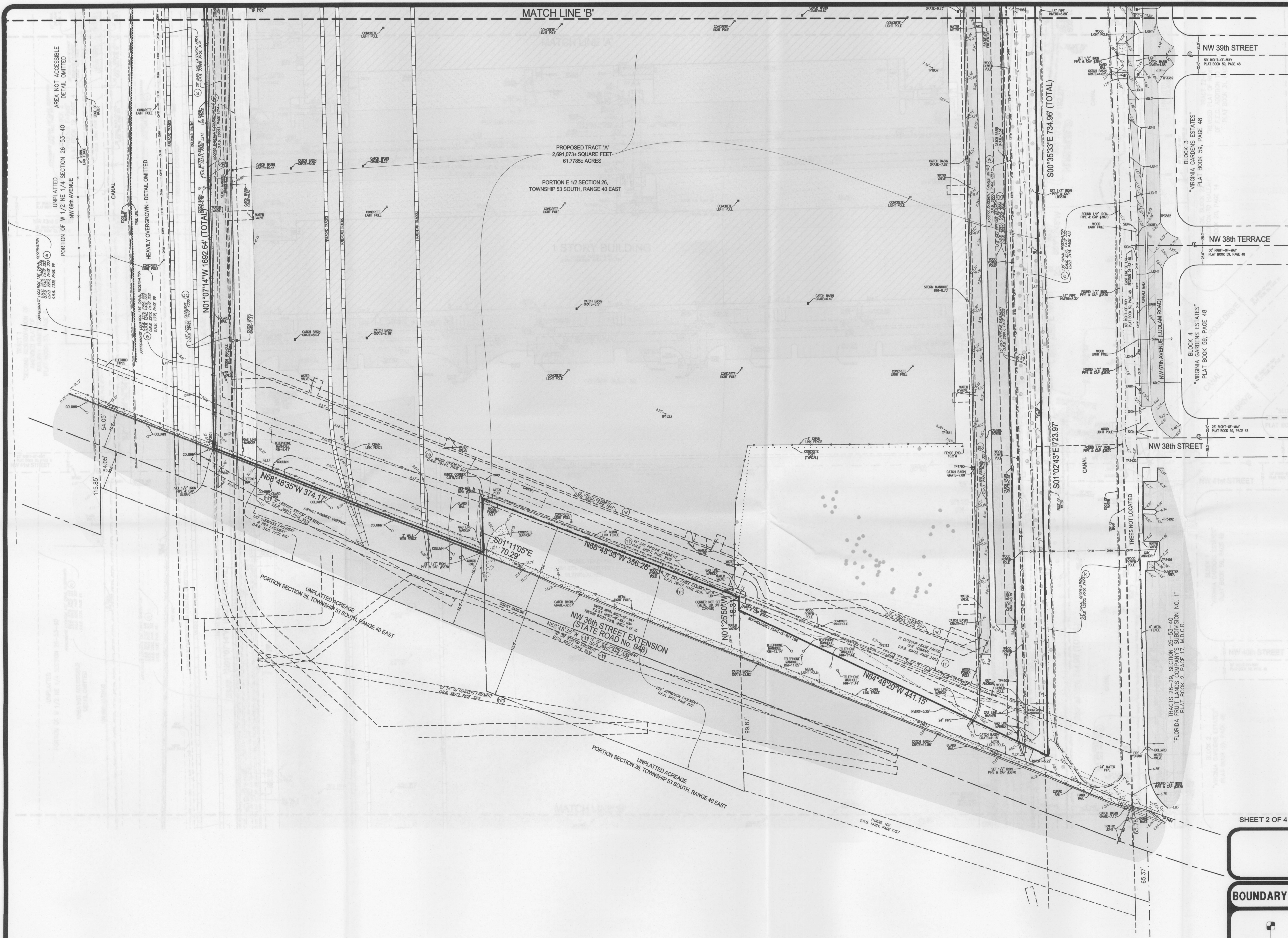


PULICE LAND SURVEYORS, INC.
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SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB93870

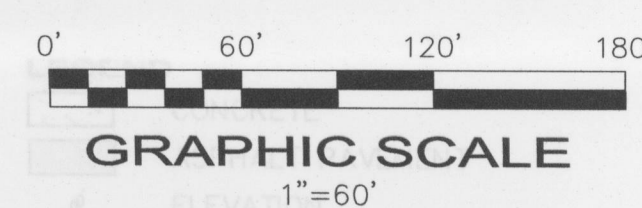
DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1" = 60'
SURVEY DATE: 2/26/15

FILE: FLAGLER GLOBAL LOGISTICS
ORDER NO.: 58631



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND CABLE LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - OAK TREE
 - UNIDENTIFIED TREE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - CATV CABLE TELEVISION
 - FPL FLORIDA POWER & LIGHT COMPANY



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SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
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SFLC NORTH
NW 36th STREET EXTENSION/NW 67th AVENUE
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

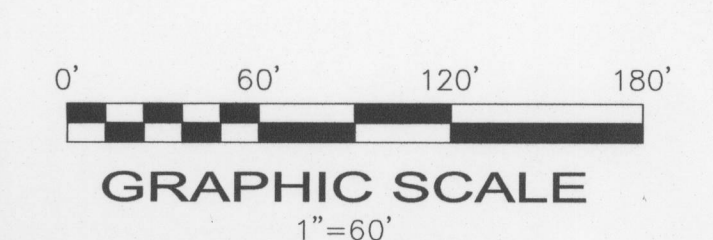
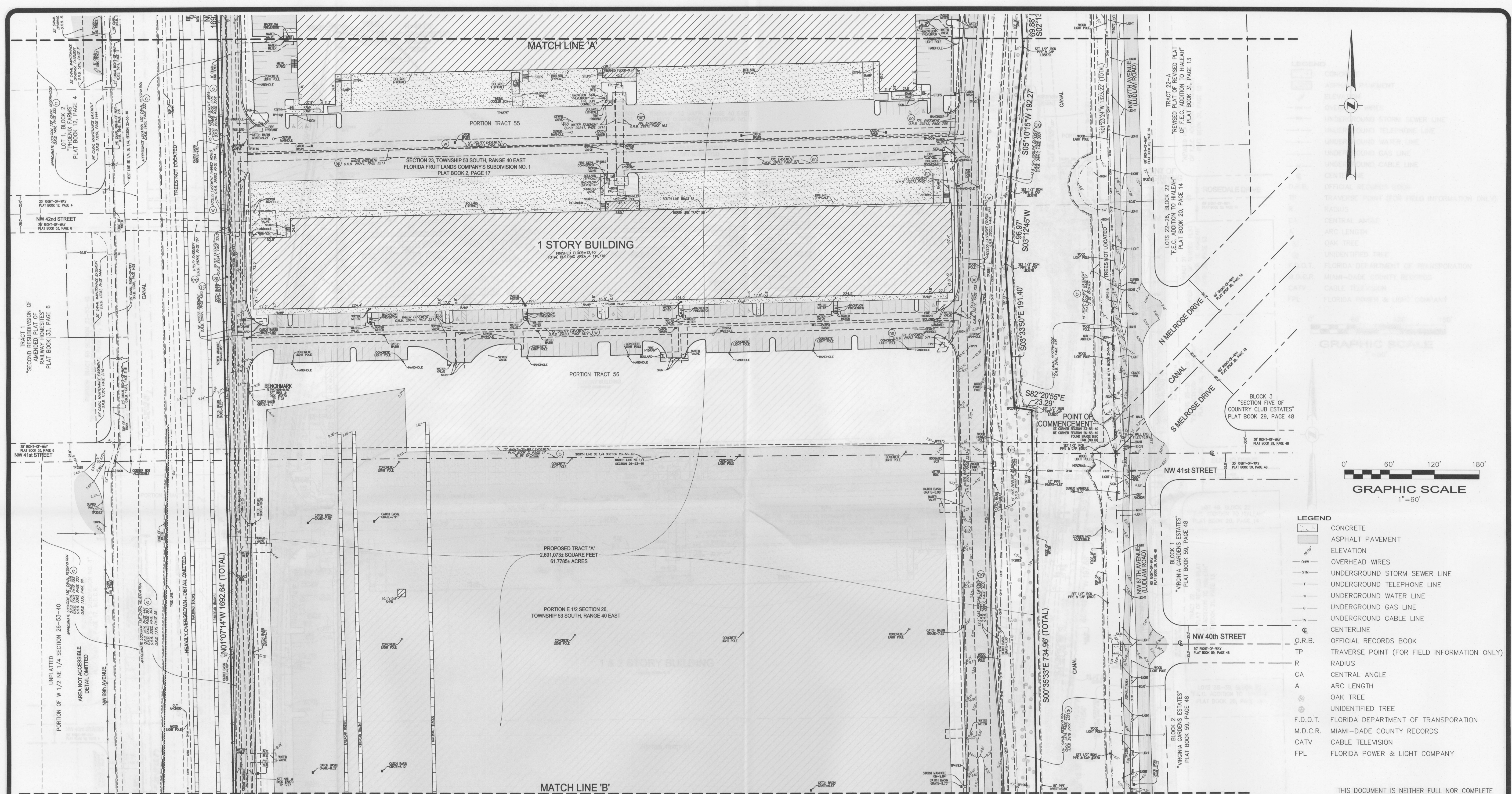


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E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

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FILE: FLAGLER GLOBAL LOGISTICS
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MIAMI-DADE COUNTY, FLORIDA

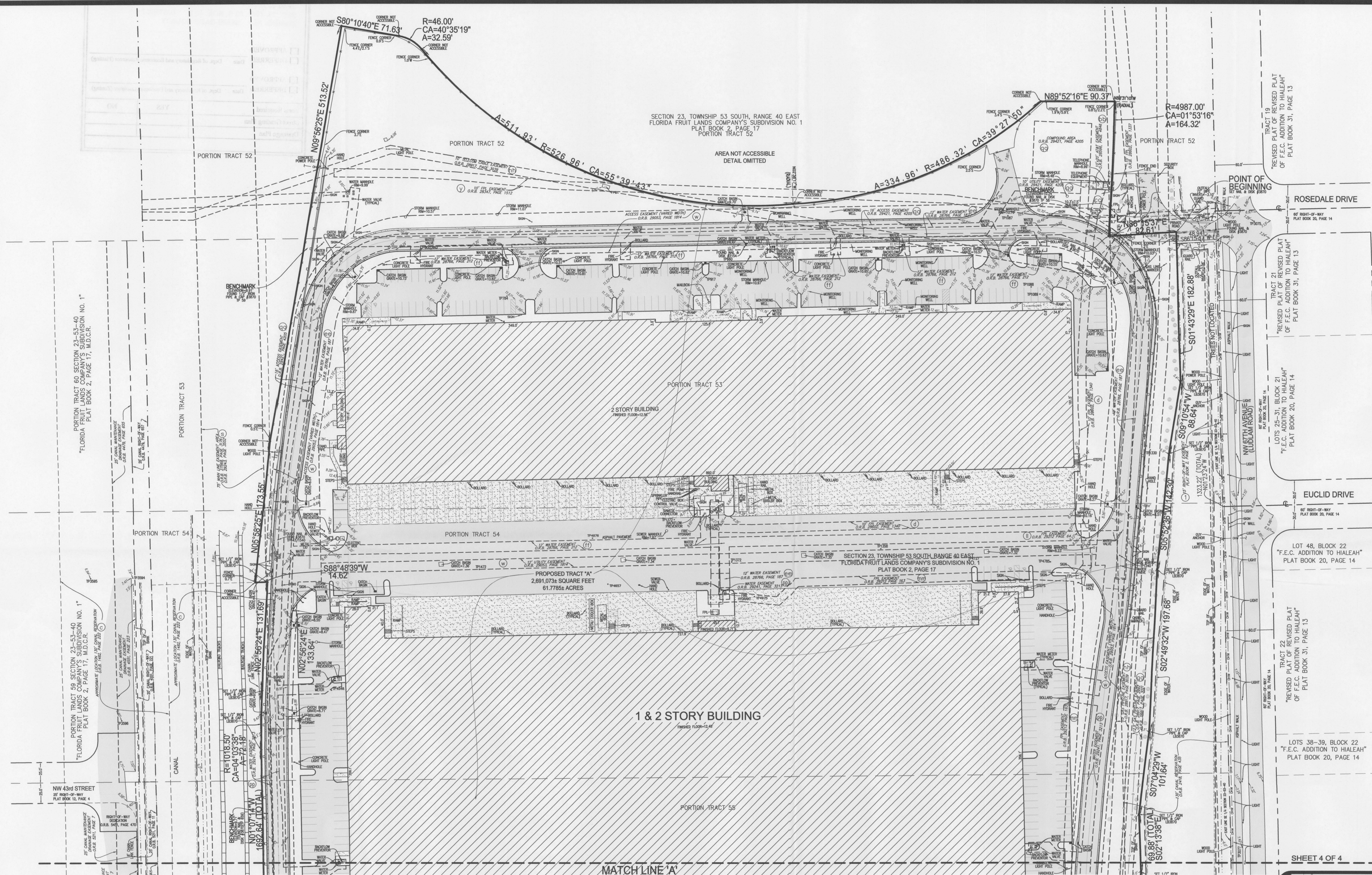
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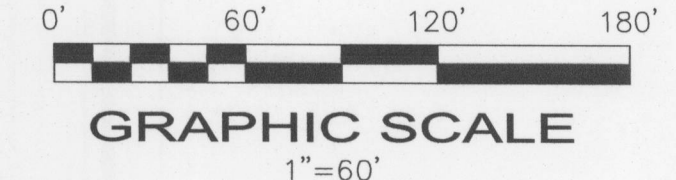
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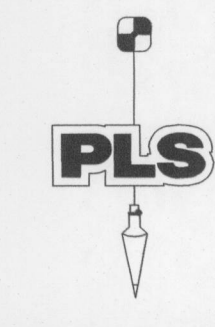
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BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT



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DRAWN BY: L.S.	SCALE: 1" = 60'	FILE: FLAGLER GLOBAL LOGISTICS
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